

**NO TRANSFER
TAX PAID**

Doc # 2005008753
Book 8361 Page 0318

WARRANTY DEED
(Tenants in Common)

52-92

KNOW ALL MEN BY THESE PRESENTS, that **DONALD F. RINES**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **JILL ANN MACLEAN**, of Winslow, Maine and **SCOTT FREDRICK RINES**, of League, Texas, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Jill Ann MacLean and Scott Fredrick Rines, their heirs and assigns forever as tenants in common and not as joint tenants, a certain lot or parcel of land together with the buildings thereon located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Being lot numbered four (4) lying on the northerly side of Sanger Avenue, so-called, according to a survey and plan of the Sanger Avenue Lots made by Ira E. Getchell and recorded in Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description and identification of the land hereby conveyed.

MEANING AND INTENDING to convey the same premises as conveyed to Donald F. Rines by Warranty Deed of Constance T. Rines dated March 15, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6853, Page 163.

Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of his lifetime, this being the **reservation of life estate**. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

② *Hale & Hale*

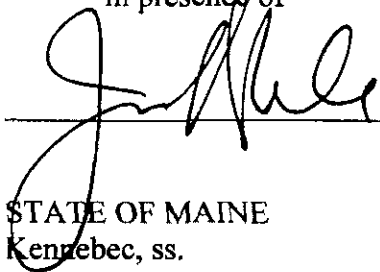
52-92

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Jill Ann MacLean and Scott Fredrick Rines, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Jill Ann MacLean and Scott Fredrick Rines, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Donald F. Rines** have hereunto set my hand and seal this 14th day of March, 2005.

Signed, Sealed and Delivered
in presence of

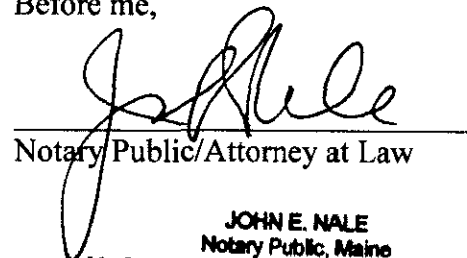

STATE OF MAINE
Kennebec, ss.


DONALD F. RINES

March 14, 2005

Personally appeared the above named **Donald F. Rines** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

JOHN E. NALE
Notary Public, Maine
My Commission Expires November 13, 2010
Printed Name

Received Kennebec SS.
04/06/2005 10:38AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS